

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9648806

DATE: 9-6-96

TIME: 15:58

FEE: \$ 20⁰⁰ (2 Pages)

GRANTOR: N-One LTD
(OWNER/SIGNER)

GRANTEE: Milestone # 2
(SUBDIVISION NAME OR NAME OF PLAT)

LEGAL: 26 7, 67
(SECTION-TOWNSHIP-RANGE)

MILESTONE FILING NO.2

A REPLAT OF A PART OF MILESTONE FILING NO.1 AND A PARCEL OF LAND
BEING A PART OF THE SOUTH ONE - HALF OF SECTION 26
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
SHEET 1 OF 2

LEGAL DESCRIPTION

A replat of a part of MILESTONE FILING NO.1 and a parcel of land located in the South one-half of Section 26, Township 7 South, Range 67 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, being more particularly described as follows:

Commencing at the West Quarter corner of said Section 26, Thence South 60°59'01" East, a distance of 1609.82 feet to a point on the West right-of-way of Miller Boulevard (a.k.a. Founders Parkway), as shown on the recorded plat of MILLER BOULEVARD FILING NO. 2, said point being the TRUE POINT OF BEGINNING.

Thence, along said West right-of-way, South 38°13'26" East, a distance of 242.50 feet to a point on a curve; Thence along the arc of a curve to the left through a central angle of 90°00'00", a radius of 50.00 feet, an arc distance of 78.54 feet, (chord bears North 83°13'26" West, a distance of 70.71 feet), to a point of tangent; Thence, along said tangent, South 51°46'34" West, a distance of 116.66 feet to a point on the boundary of MILESTONE FILING NO. 1, a plat recorded at Reception No. 9561914 of the records of said Douglas County, Thence along said boundary the following two (2) courses:

- 1) continuing South 51°46'34" West, a distance of 133.34 feet;
 - 2) Thence North 38°13'26" West, a distance of 150.00 feet;
- Thence continuing North 38°13'26" West, a distance of 42.50 feet; Thence North 51°46'34" East, a distance of 300.00 feet to the TRUE POINT OF BEGINNING.

Said parcel of land contains 1.338 acres (58,287 square feet), more or less.

Bearings are based on the West line of said Southwest one-quarter of Section 26 bearing South 00°23'28" West.

SURVEYOR'S CERTIFICATE

I, DUWAYNE M. PHILLIPS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON OCTOBER 24, 1995 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS, OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

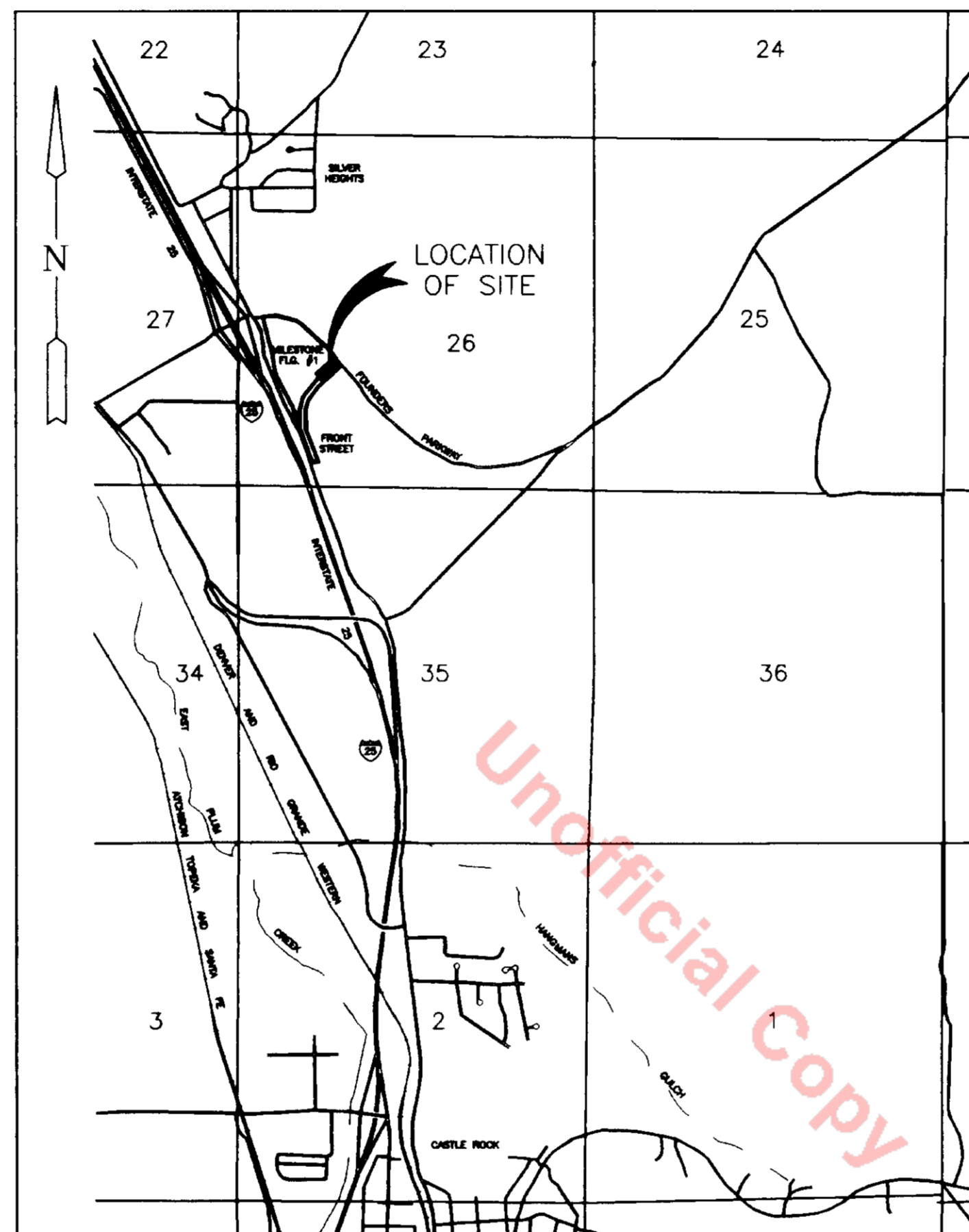
I ATTEST THE ABOVE ON THIS 17th DAY OF August, 1996.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9329
8301 E. PRENTICE AVENUE, SUITE 201, ENGLEWOOD, COLORADO 80111

OWNERS

N-ONE, LTD.
A COLORADO LIMITED PARTNERSHIP
7800 E. ARAPAHOE ROAD
SUITE 211
ENGLEWOOD, CO. 80112

TOWN OF CASTLE ROCK
680 N. WILCOX STREET
CASTLE ROCK, CO 80104



VICINITY MAP
SCALE: 1"=2000'

0' 1000' 2000' 4000' 6000' 8000'

NOTES:

1. BOUNDARY CORNERS ARE #5 REBAR WITH PLASTIC CAPS BEARING SURVEYOR'S REGISTRATION NO. 9329 AND ARE INDICATED BY , UNLESS NOTED.
2. DATE OF SURVEY: MARCH, 1996.
3. NOTICE: "ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."
4. SUBDIVIDER RESERVES THE RIGHT, PER TOWN REGULATIONS, TO REPLAT THE LOTS WITHIN THIS SUBDIVISION AT A FUTURE DATE.

SHEET INDEX

SHEET 1 OF 2 COVER SHEET
SHEET 2 OF 2 LOT LAYOUT

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED HEREIN, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A TRACT AND A STREET AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF MILESTONE FILING NO.2. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK THE STREET AS PLATTED.

OWNERS: N-ONE, LTD. a Colo. limited partnership by Nightingale Investments, Inc. as General Partner
ATTEST: BY VICE PRESIDENT
TITLE

TOWN OF CASTLE ROCK
ATTEST: BY CHAIRMAN

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF August, 1996

BY: Donald K. Jones

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Jennifer L. King

MY COMMISSION EXPIRES: 9-21-99



TITLE CERTIFICATE

I, Beth Miller, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATION OF OWNERSHIP AND DEDICATION.

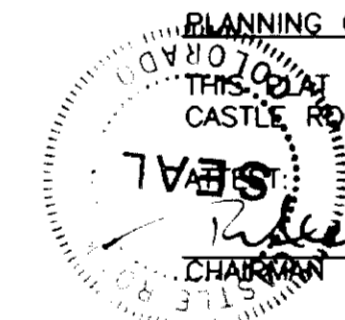
SIGNED THIS 21st DAY OF August, 1996

Beth Miller
AUTHORIZED REPRESENTATIVE

Land Title Guarantee
TITLE INSURANCE COMPANY

PLANNING COMMISSION APPROVAL

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO THE 24th DAY OF JUNE, 1996



Chadson 8/26/96 Sally Mason 8-26-96
CHAIRMAN DATE TOWN CLERK DATE

TOWN COUNCIL APPROVAL

THIS PLAT WAS APPROVED AND THE DEDICATIONS ON THIS PLAT ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 17th DAY OF JULY, 1996



ATTEST: Donald K. Jones DATE Sally Mason 8-26-96
MAYOR DATE TOWN CLERK DATE

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 16 DAY OF September, 1996 AT 15:58 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9648806

Judith C. ...
DOUGLAS COUNTY CLERK AND RECORDERS

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave., Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6106
Date: 04-19-96 Job No. 0905.041.00

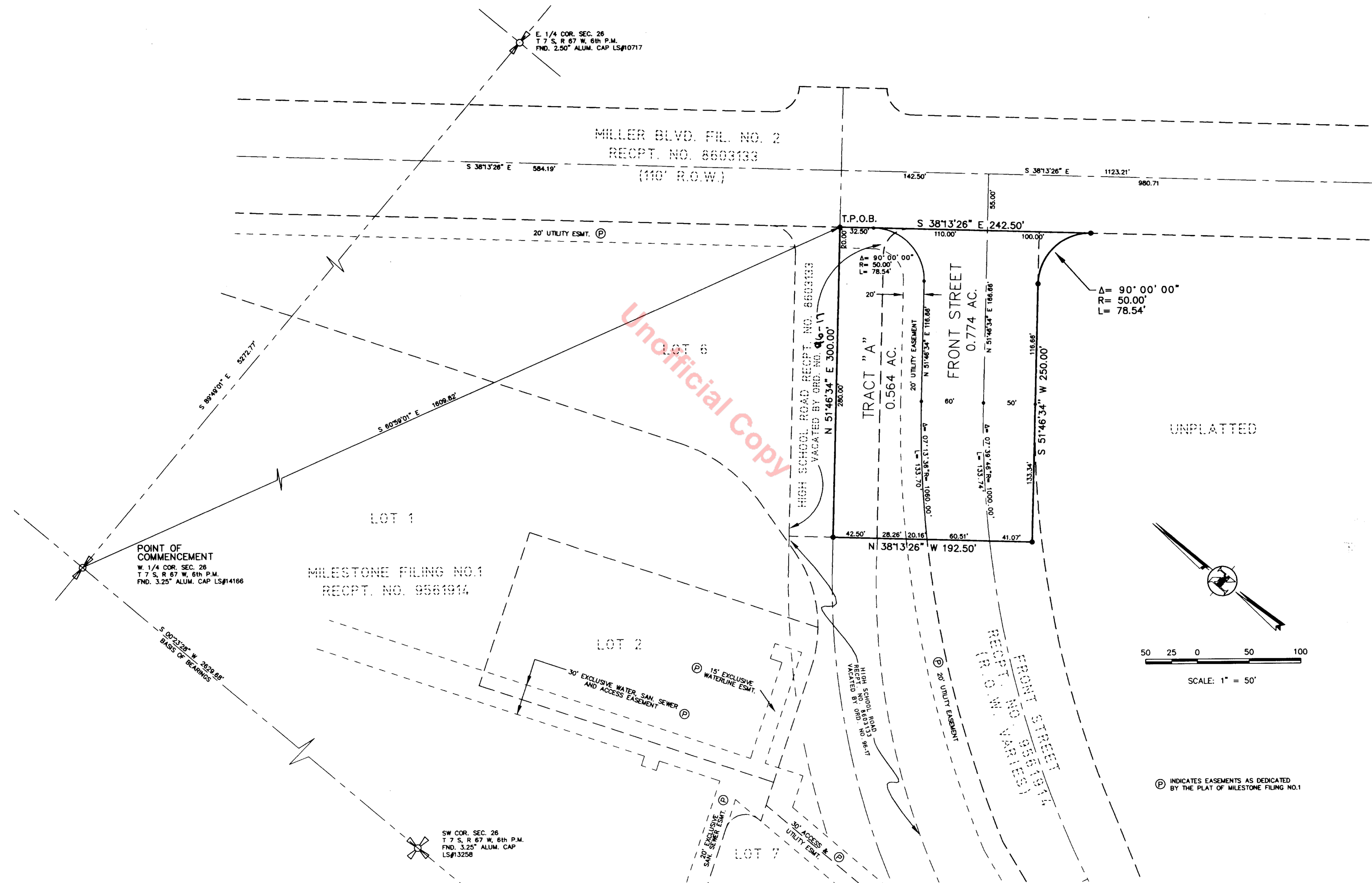
MILESTONE FILING NO.2
FINAL PLAT
SHEET 1 OF 2

MILESTONE FILING NO.2

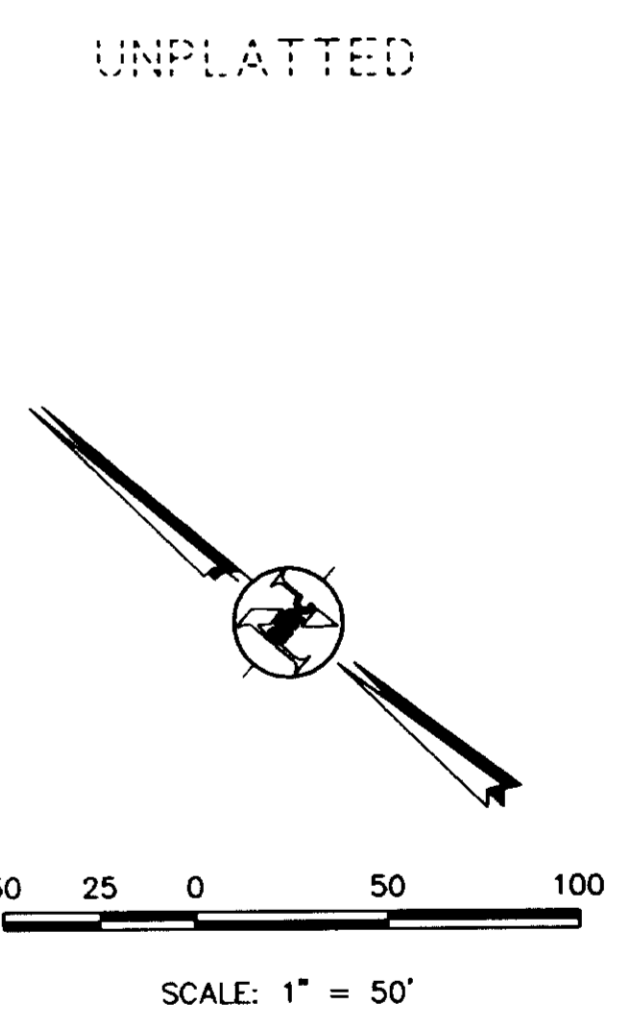
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TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT

SHEET 2 OF 2



Unofficial Copy



Rocky Mountain Consultants, Inc.
Civil and Environmental Engineering + Planning
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Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-8108
Date: 04-19-96 Job No. 0905.041.00